

**DEPARTMENT OF PLANNING
AND ZONING STAFF REPORT**

Date of Hearing: May 19, 2015

PLANNING COMMISSION PUBLIC HEARING

SUBJECT: CMPT-2015-0002, Loudoun County School Board,
The Academies of Loudoun

ELECTION DISTRICT: Catoctin

CRITICAL ACTION DATE: Extended to October 10, 2015

STAFF CONTACTS: Judi Birkitt, Project Manager, Dept. of Planning & Zoning
John Merrithew, Acting Director, Dept. of Planning & Zoning

APPLICANT: Dr. Sam Adamo, Executive Director
Loudoun County School Board

PURPOSE: The Loudoun County School Board (LCSB) seeks Commission Permit approval to locate a 320,000 square foot specialty school for science, technology, engineering and mathematics (STEM) within the Transition Policy Area. The 119.23-acre subject parcel is situated on the west side of Sycolin Road (Route 625) and the east of Gulick Mill Road (Route 648), southwest of the Dulles Greenway (Route 267). The Planning Commission (Commission) is asked to determine if the location, character, and extent of the proposal are in substantial accord with the Comprehensive Plan.

RECOMMENDATION: Staff recommends that the Commission **approve** the Commission Permit and forward it to the Board of Supervisors (Board) for ratification. The general location, character, and extent of the proposed STEM school are in substantial accord with the Comprehensive Plan, which anticipates the development of large-scale civic or institutional uses, such as the proposed school, to be developed within the Transition Policy Area at a scale that allows them to blend effectively into a rural landscape. There are no outstanding issues with the Commission Permit application. The application is ready for action.

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SUGGESTED MOTIONS:

1. I move that the Planning Commission **approve** CMPT-2015-0002, Loudoun County School Board – The Academies of Loudoun, based on the Findings for Approval in the May 19, 2015 Planning Commission Public Hearing Staff Report and forward it to the Board of Supervisors for ratification.

OR

2. I move that the Planning Commission forward CMPT-2015-0002, Loudoun County School Board – The Academies of Loudoun, to a **work session** for further discussion.

OR

3. I move that the Planning Commission **deny** CMPT-2015-0002, Loudoun County School Board – The Academies of Loudoun, based on the following Findings for Denial:

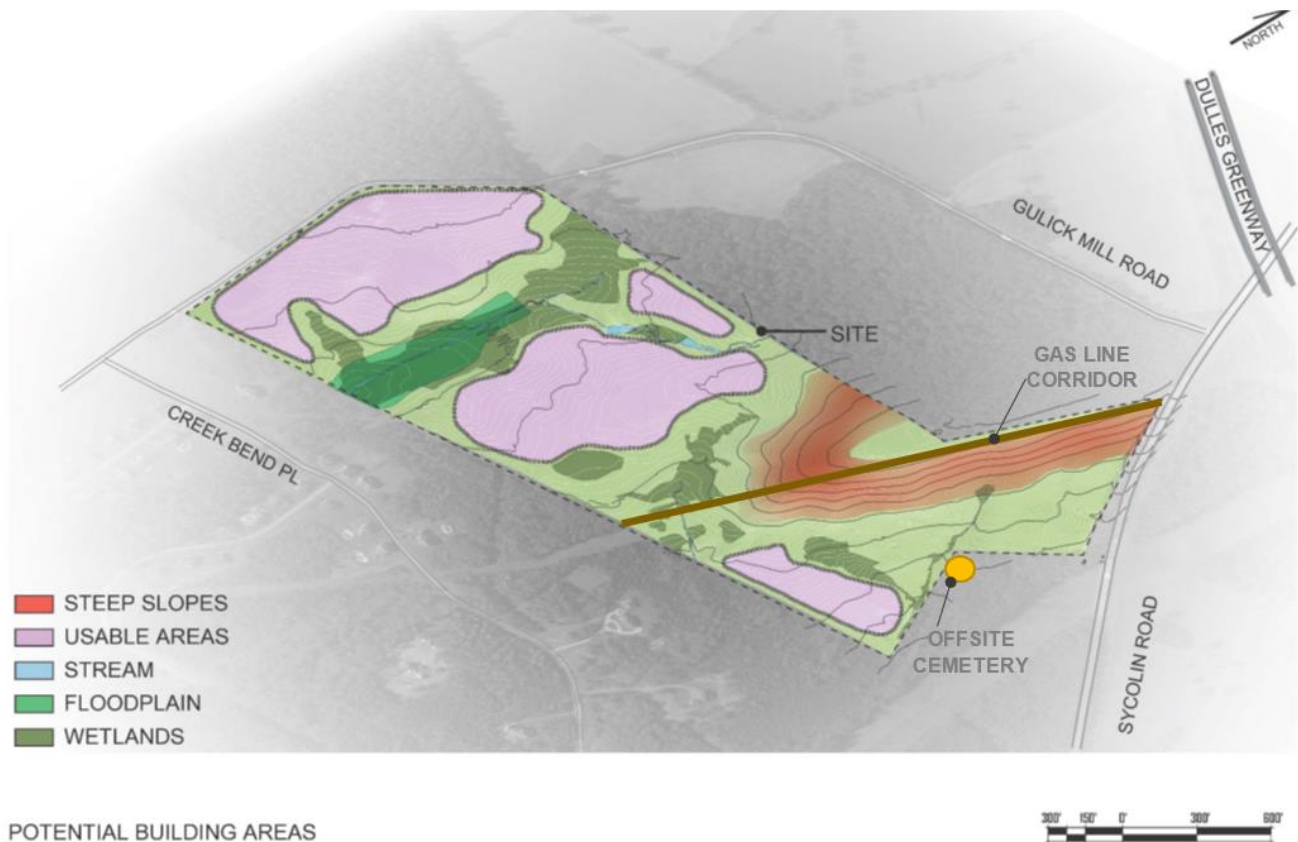
I. APPLICATION INFORMATION	
APPLICANT/REPRESENTATIVE Loudoun County School Board Sam Adamo, Executive Director 571-252-1050 Sam.Adamo@lcps.org	APPLICANT/REPRESENTATIVE Loudoun County School Board Sara Howard-O'Brien, Land Management Supervisor 571-252-1156 Sara.HowardObrien@lcps.org
REQUEST The School Board of Loudoun County, Virginia, has submitted an application for Commission approval to permit a specialty school for science, technology, engineering and mathematics (STEM) education containing up to 320,000 square feet plus a bus parking area and other public uses. The proposed uses require a Commission Permit in accordance with Section 6-1101.	
PARCEL/ACREAGE Tax Map Number /77/////////34B (PIN# 194-16-6764) / 119.23 acres	
ACCEPTANCE DATE February 9, 2015	LOCATION On the west side of Sycolin Road (Route 625), the east side of Gulick Mill Road (Route 648), and west of Belmont Ridge Road (Route 659)
ZONING ORDINANCE Revised 1993	EXISTING ZONING TR-10 (Transitional Residential-10) AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour (partially) FOD (Floodplain Overlay District) (partially)
POLICY AREA Revised General Plan Transition Policy Area (Lower Sycolin Subarea)	PLANNED LAND USE Residential development at densities up to one dwelling unit per ten acres and certain non-residential uses including public schools that provide a visual and spatial transition between the suburban development to the east and the rural development to the west.

II. CONTEXT

Location/Site Access – The subject property is located on the west side of Sycolin Road, and the east side of Gulick Mill Road, southwest of the Dulles Greenway (Route 267). The subject property is approximately 1.6 miles south of Leesburg and 0.9 miles west of Ashburn. Site access is proposed via a full-movement driveway from Sycolin Road and a secondary/emergency access driveway from Gulick Mill Road.

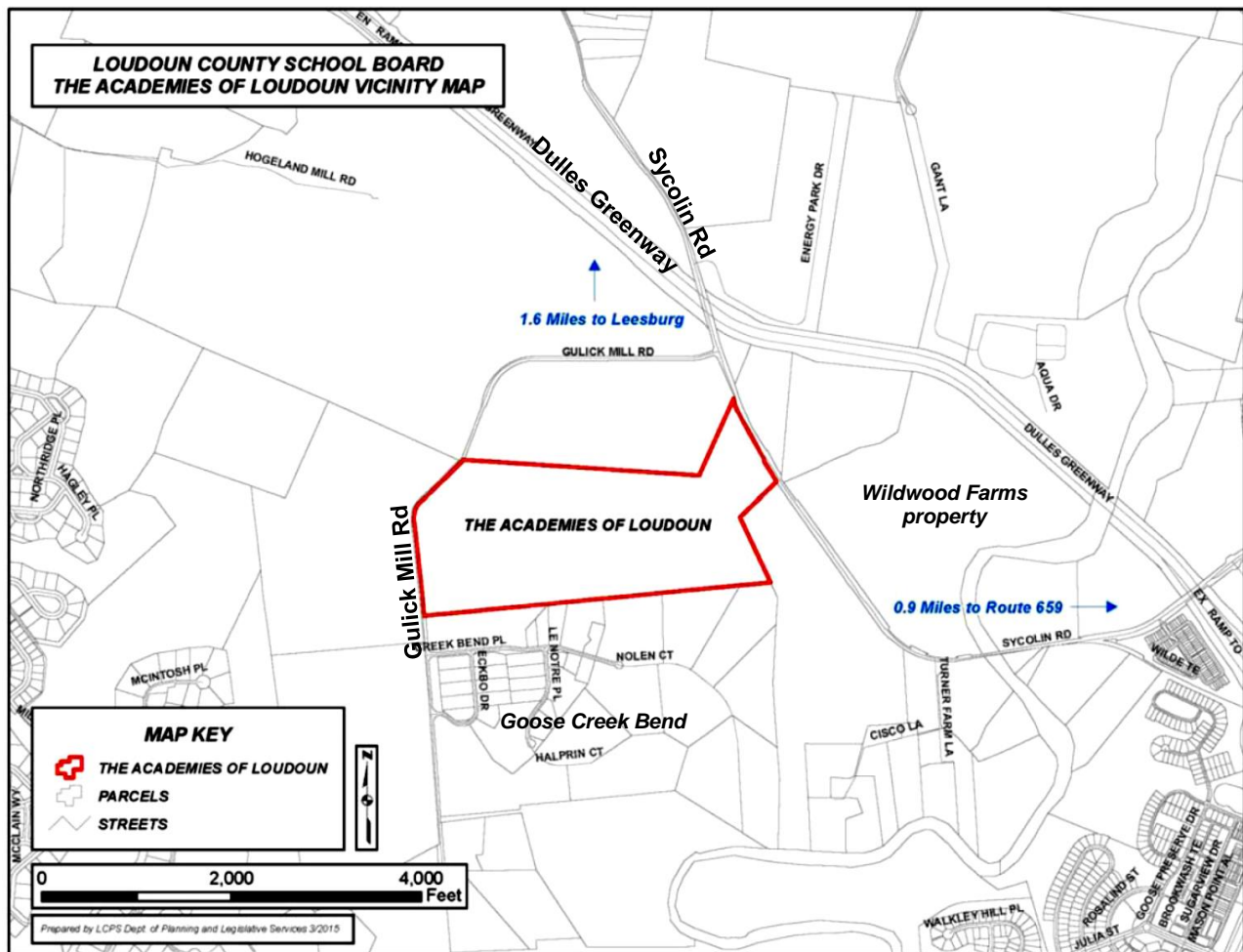
Existing Conditions - The 119.23-acre subject property is entirely wooded (primarily mixed hardwoods with some red cedar forested areas), with the exception of an approximately 1,600 foot long by 75-foot wide (2.75-acre) gas line corridor and easement that bisects the eastern portion of subject property in a north to south direction. The topography of the subject property is gently rolling with elevations ranging from 330 to 410 feet above mean sea level.

Figure 1. Existing Conditions and Potential Building Areas.



The subject property contains environmentally sensitive areas with approximately 5.50 acres of minor floodplain within the FOD (Floodplain Overlay District), 4,043 linear feet of streams, and 16.58 acres of wetlands. There are no major flood plain areas on the property. There are approximately 6.25 acres of moderately steep slopes and 1.28 acres of very steep slopes. The subject property drains to the south towards unnamed tributaries to the Goose Creek and is located within the Lower Goose Creek watershed. Other existing site features include remnants of stone walls that extend along portions of the western, southern, and eastern property boundaries. There are no existing wells or drainfields. Along the northern portion of the subject property, 6.27 acres is within the AI (Airport Impact Overlay) District within one mile of the LDN 60 contour of the Leesburg Executive Airport.

Figure 2. Vicinity Map



Directions - From Leesburg, take the Leesburg Bypass (US15 North Bypass/VA 7 East Bypass) to the Dulles Greenway East towards the Dulles International Airport. Take Exit 2/Battlefield Parkway. Turn left onto Battlefield Parkway. Turn right onto Sycolin Road. After crossing over the Dulles Greenway, the subject property will be on the right.

Surrounding Properties – The Goose Creek Bend Subdivision with approximately 30 homes on roughly 200 acres is located immediately south of the subject property. The subject property is bordered by Sycolin Road to the northeast, Gulick Mill Road to the west, undeveloped wooded land to the north, and undeveloped land with a VEPCO powerline easement to the east.

Background - The Loudoun County School Board (LCSB) and the Board of Supervisors (Board) recognized the need for The Academies of Loudoun in the Adopted FY 2015-2020 Capital Facilities Improvement Program. In November 2014, Loudoun County voters approved the bond referendum funding source for The Academies.

Staff has received no public comments on this application by phone, email, or on the Loudoun Online Land Applications System (LOLA). The LCSB held a Community Information Meeting on the proposed STEM school on March 25, 2015. Residents from the adjacent neighborhood attended and information was shared about the proposed facility. A link to the presentation provided at that meeting is provided at the following link:
<http://www.loudoun.k12.va.us/cms/lib4/VA01000195/Centricity/Domain/66/AOL/Communityinfomtg%20cmpt%20March%2025%202015.pdf>.

III. PROPOSAL

Commission Permit – LCSB seeks approval of a Commission Permit to locate a public school for science, technology, engineering and mathematics (STEM) education on the subject property. The Adopted LCSB Capital Improvement Program (2015-2020) anticipates the opening of The Academies in Fall 2018.

Table 1. Proposed School.	
Student building capacity	1,250 – 1,500 high school students on a given day
Student service capacity	2,500 – 3,000 high school students each semester (alternate days)
Building size (approximate)	320,000 square feet
Building height (maximum per zoning district)	40 feet
Athletic fields	None.

The Academies of Loudoun (The Academies) have not yet finalized a building design or site layout. Their preliminary design program envisions a building space of approximately 320,000 square feet, plus a bus parking area and other public uses. The Academies' facilities will not include the physical education or outdoor athletic fields that are associated with a prototypical high school, as these facilities are provided at the home high school. Students attending The Academies will remain connected to their home high schools.

According to the Statement of Justification, The Academies will use an alternate day schedule. The Academies plans to serve up to 1250-1500 students on any given day,

enabling them to eventually serve approximately 2,500 to 3,000 high school students each semester, which is at least ten percent (10%) of the anticipated total high school enrollment at full capacity.

The Academies will house the following three (3) academies aimed primarily at the high school level. The academies will operate on an alternate day schedule:

- The Academy of Science (AOS) – AOS is currently located at Dominion High School and has a student population of 260 (2014-15 school year). The Academies would double the capacity for this academy.
- The Monroe Advanced Technical Academy (MATA) - MATA represents an evolution of the current Monroe Technology Center (MTC), located at a separate facility in Leesburg. The program offers a range of opportunities: auto service technology, biotechnology, building construction, computer science, cosmetology, culinary arts, EMT, firefighter and justice careers, environmental, health and medical careers, and video/TV production. The Academies would double the capacity for this academy.
- The Academy of Engineering & Technology (AET) – AET is a new academy that will offer advanced coursework in computer science/information technology and engineering subjects, including bioengineering, cybersecurity, and robotics. Planned capacity: 1,000 students.

Other Potential Uses on the Subject Property - There are also plans for the facility to provide new educational opportunities for the wider LCPS and Loudoun community. These would include summer offerings, internships, adult education, testing services, and professional development. Other potential uses under consideration include:

- Public library (A separate special exception process would be required for this use within the TR-10 zoning district.)
- Northern Virginia Community College (NOVA) satellite facility (As a state facility, NOVA is exempt from County review.)

IV. OUTSTANDING ISSUES

Staff has identified no outstanding issues with this application. Commission Permits have no associated conditions or proffers. This application is ready for action.

V. POLICY ANALYSIS

Commission Permit (CMPT) Criteria for Approval - Zoning Ordinance Section 6-1103(A) of the Revised 1993 Zoning Ordinance states that when considering a Commission Permit, *“The Planning Commission shall review the application to determine if the feature for which approval is sought is substantially in accord with the adopted Comprehensive Plan.”* **Section 6-1101(A)** further states, *“No street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service*

corporation facility other than a railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted Comprehensive Plan.”

A. LAND USE

Analysis – Staff finds the general location, character, and extent of the proposal to be in substantial accord with the land use policies of the Revised General Plan (RGP). The County’s vision for the Transition Policy Area is for land uses that provide a visual and spatial transition between suburban development and rural development. The Transition Policy Area is envisioned as a unique and innovative blend of rural and suburban development features that fully integrate the elements of the Green Infrastructure, and establish natural open spaces as a predominant visual element and enhancement to the area’s river and stream corridors (Revised General Plan, Chapter 8, General Policy 2).

The Comprehensive Plan anticipates large-scale civic or institutional uses, such as the proposed school, to be developed within the Transition Policy Area at a scale that allows them to blend effectively (visually and spatially) into a rural landscape. The Academies is proposed to develop on a 119.23 acre site. The TR-10 District requires seventy percent (70%) open space and permits a building height of up to 40 feet. These zoning regulations implement the RGP policies for the Transition Policy Area (Lower Sycolin Subarea).

Further, the RGP anticipates the development of large-scale civic or institutional uses, such as the proposed school within the Transition Policy Area, and such uses are to front major arterial or collector roads that can handle higher traffic volumes. Consistent with policy, The Academies is proposed along Sycolin Road, which is currently a two-lane undivided minor collector that is planned on the 2010 CTP as a four-lane median-divided major collector in its ultimate condition.

B. COMPATIBILITY

Analysis – Staff has identified no compatibility issues. Schools are considered compatible uses with the residential communities they serve. The application includes a graphic (below and Sheet 4 of the CMPT Plat) that demonstrates the distance between the subject property’s southern property line and the residential buildings within the subdivision to the south. The closest residential structure is situated 191 feet away from the school’s southern property line. The Revised 1993 Zoning Ordinance requires a minimum 50-foot building setback adjacent to the southern, residential property boundary.

Figure 3. Proximity to Existing Residences.



The Site Plan application process will specifically address topics such as building design, noise, lighting, buffering and screening, traffic, and construction traffic. Table 2 provides a general discussion on compatibility topics to help consider the character and extent of the proposed STEM school.

Table 2. Compatibility – Resolved/Non-Issues
<p>Building Design – LCSB has not yet finalized the building design or site layout. The <u>Revised 1993 Zoning Ordinance</u>’s performance standards for public schools require public school building design to avoid the use of continuous plane building surfaces and wherever practicable to break up large building segments into smaller segments through the use of fenestration and setbacks. Public School buildings shall include accent materials around the building exterior to provide further architectural interest (<u>Revised 1993 Zoning Ordinance §5-666(H)(3)</u>).</p>
<p>Noise – Noise would be that associated with the dropping off and picking up of students and potential outdoor class activities. The STEM school will have no outdoor ball fields, and therefore, no noise associated with outdoor athletic fields.</p>
<p>Lighting – The <u>Revised 1993 Zoning Ordinance</u>’s performance standards for public schools help ensure compatibility with the residential subdivision to the south:</p> <ul style="list-style-type: none"> • Require exterior building lighting, including security lighting, and parking lot lighting to be full cutoff and fully shielded and to direct light downwards and into the interior of the property and away from surrounding public or private roads and properties • Limit the mounting height of any exterior light fixture 20 feet. • Limit exterior building lighting to a maximum average illumination of five (5) foot-candles at grade level.

- Limit parking lot lighting to a maximum average illumination of two (2) foot-candles at grade level.
 - Require parking lot lighting to be turned off within one hour following the end of evening activities, or by 11 p.m., whichever occurs first. (Revised 1993 Zoning Ordinance §5-666(B))
- There will be no outdoor fields at this school, so there will be no outdoor lighted ball fields.

Buffers

- The Revised 1993 Zoning Ordinance (Section 5-1400) requires a Type 2 Buffer along the property perimeter:
 - Front: 3 canopy, 2 understory & 10 shrubs per 100 linear feet
 - Side/Rear: 2 canopy, 4 understory, 2 evergreen trees & 10 shrubs per 100 linear feet
- Adjacent to existing residential: In addition to the Type 2 Buffer, the Revised 1993 Zoning Ordinance requires 5 evergreens per 100 linear feet, except where existing vegetation is to be preserved and provides an equivalent buffer. This provision would apply to the southern property boundary adjacent to Goose Creek Bend Subdivision.

C. ENVIRONMENTAL AND HERITAGE RESOURCES

Analysis – Staff has identified no outstanding environmental, archaeological, or historical resource issues with the proposed Commission Permit application. The Revised General Plan (RGP) calls for all development within the Transition Policy Area to fully incorporate existing environmental and significant historical or archaeological resources into the site design. The Commission Permit does not depict a specific site layout but does commit to developing only thirty percent (30%) of the site.

The Revised 1993 Zoning Ordinance requires seventy percent (70%) open space within the TR-10 zoning district, and the recently adopted performance standards for public schools include many provisions designed to minimize impacts to environmental resources, thereby assuring conformance with the RGP's environmental and heritage resource policies. Table 3 further summarizes these topics.

Table 3. Environmental and Heritage Resources – Resolved/Non-Issues
<u>Historic/Archaeological Resources</u> – The Applicant is not required to provide a Phase I Archaeological Survey with a Commission Permit application. In this case, the Applicant submitted Phase IA and Phase IB surveys (combined equate to a Phase I Archaeological Investigation) with the Commission Permit application. The surveys reveal one resource of interest:

Etcher Family Cemetery - The off-site Etcher Family Cemetery is recommended as not eligible for the National Register of Historic Places (NRHP). It retains its integrity of setting and location. It is situated to the east of The Academies and is contained within stone walls. It measures 25 feet along the northern and southern walls and contains 6 upright stones and 1 monument, now in 3 pieces. Although not eligible for the NRHP, it is recommended that at the site plan stage, measures are taken to ensure that all project work avoids this offsite cemetery.



Figure 4. Etcher Family Cemetery. Source: Dovetail Cultural Resources Group, *Phase IB Cultural Resource Survey of the 119-Acre Academies of Loudoun Project Area, Loudoun County Virginia*, January 2015, page 25.

Wetlands – There are 16.58 acres of wetlands on the subject property. According to the Statement of Justification, it will be necessary to cross wetlands and to impact small areas of wetlands in order to access the buildable areas of the site. The extensive wetland system in the west portion of the subject property that is identified as a potential Piedmont Upland Depression Swamp will remain undisturbed, with the exception of a single road crossing and possible utility crossing, which will limit potential impacts. A jurisdictional determination was issued by the U.S. Army Corps of Engineers on September 18, 2012. Staff will examine environmental impacts during the Site Plan process. However, wetlands and streams are regulated by Sections 401 and 404 of the Clean Water Act and by state wetlands laws can be disturbed only after securing all necessary permits from the United States Army Corps of Engineers and the Virginia Department of Environmental Quality, depending upon the extent and type of impacts.

Steep Slopes - Based on the County's mapping system, steep slopes exist on the property. There are approximately 6.25 acres of moderately steep slopes and 1.28 acres of very steep slopes. The Zoning Ordinance prohibits development on very steep slope (greater than 25%) areas and any development within steep slopes (15-25%) will implement adopted development standards.

Forest Resources – The entire subject property is currently wooded with the exception of the gas line corridor. According to the Statement of Justification, it will be necessary to remove existing trees for development of the school facility, and it is the LCSB's intention to protect forested areas and utilize existing mature vegetation for buffers.

Stormwater Management – Performance standards for public schools require The Academies to use stormwater management and Best Management Practices, in accordance with the Virginia Stormwater Management Handbook and the Loudoun County Facilities Standards Manual (Revised 1993 Zoning Ordinance §5-666(H)(1)).

Bus Parking Area - Performance standards for public schools require stormwater runoff from the bus parking area to be routed to an oil and water separator or a system providing equivalent treatment for water quality purposes (Revised 1993 Zoning Ordinance §5-666(H)(2)).

Erosion and Sediment Control during Construction - Performance standards for public schools require the following erosion and sediment control practices during construction where an outfall drains to a sensitive environmental feature (streams, wetlands, and very steep slopes). In such instances these requirements shall be applied adjacent to the sensitive environmental feature if on-site, or if off-site, along the property line(s) proximate to the sensitive environmental feature:

- Super silt fence shall be substituted for silt fence;
- Sediment traps and basins shall provide double the minimum required volume (268 cubic yards per acre) except that this volume may be reduced to avoid impacts to sensitive environmental features;
- Stabilization matting shall be required in all vegetated, constructed channels and on slopes greater than 3:1.

D. TRANSPORTATION

Analysis – Staff finds that the proposed location for a public STEM school is substantially in accord with the 2010 Countywide Transportation Plan (2010 CTP), and the proposed school does not conflict with any existing or planned CTP roadways. Within the Transition Policy Area, schools are to front major arterial or collector roads in order to handle the traffic volume associated with the schools. Consistent with the CTP, the subject property is located on the west side of Sycolin Road. Currently, Sycolin Road (Route 625) is a two-lane undivided (U2) minor collector road from Belmont Ridge Road (Route 659) to Battlefield Parkway. The posted speed limit in the vicinity of the site is 50 MPH. Per 2013 VDOT estimates, Sycolin Road carries approximately 8,500 vehicles per day in the vicinity of the site. In its ultimate condition, the 2010 CTP calls for Sycolin Road to be widened to a four-lane median-divided (U4M) roadway within a 90-foot ROW and be reclassified as a major collector. Additionally, the 2010 CTP calls for left- and right-turn lanes at all intersections along Sycolin Road. A grade separated interchange with the Dulles Greenway (Route 267) is included in the 2010 CTP to the north of the subject property.

Gulick Mill Road (Route 648) is a two-lane local secondary road that travels in a north-south direction along the western edge of the subject property. Gulick Mill Road terminates at a dead end approximately 1½ miles south of Sycolin Road (approximately ½ mile south of the subject property). The northernmost ½ mile of Gulick Mill Road is currently hard surfaced, while the balance of the roadway, including the segment along the site frontage, is unpaved. There are no recent traffic volume estimates published by VDOT for Gulick Mill Road; however, based on the number of residential dwellings to the south of the site that use Gulick Mill Road for access, DTCL estimates that the roadway currently carries approximately 400 vehicle trips per day.

Arrival and dismissal for The Academies will occur at off-commuter peak times. The current hours of operation for the Academy of Science are 9:30 a.m. to 3:00 p.m. and the hours for Monroe Technology are 9:25 a.m. to 3:00 p.m. The morning arrival would be toward the end of the a.m. peak period and the afternoon dismissal would be before the p.m. commuter peak hour. Based on the Wildwood Traffic Analysis dated 10/7/13, the a.m. peak hour on Sycolin Road is 7:45-8:45 a.m. and the p.m. peak hour is 5:00-6:00 p.m., whereas the anticipated school peak hours would be 8:30 to 9:30 a.m. and 2:45 to 3:45 p.m., which as noted above will fall outside the regular commuter peak hours.

While not required at the Commission Permit stage, LCSB has provided preliminary trip generation projections for informational purposes. The table below shows the anticipated trip generation from the proposed school during the school peak hours and on a daily basis:

Table 4. Preliminary Trip Generation Projections.											
Land Use	Size	Units	Weekday								
			AM Peak Hour				School PM Peak Hour				Weekday
			In	Out	Total		In	Out	Total		Total
Buses	23	buses	23	23	46		23	23	46		92
Faculty*	200	employees	140	5	145		5	140	145		400
Students**	375	students	67	43	110		27	30	57		470
Total			230	71	301		55	193	248		962
*Assuming 70% of the faculty arrives and leaves during the school peak hours											
**The traffic generation for the students has been extrapolated from the trip generation (ITE based) for a conventional High School.											
ITE's conventional High School trip generation rates include trips from faculty and bus traffic, hence the ITE rates were adjusted to reflect trips generated by students only. Please note that the trips generated by students exclusively, assumes that all of the students will not arrive during the school peak hours and a majority of them would arrive together (2+), not in single occupancy vehicles.											

Table 5. Transportation - Resolved Issues.	Sheet or Note
<u>Traffic Study</u> - A traffic study is not required for a Commission Permit application. It is required in conjunction with each site plan application for a Public School building. Specific impacts to the surrounding road network from the public school use and necessary road improvements will be identified and evaluated at that time.	No issue.
<u>Sycolin Road Right-of Way</u> - The ultimate condition of Sycolin Road in the <u>2010 CTP</u> shows plans to widen the road to a four-lane median-divided (U4M) section along the eastern boundary of the subject property. The CMPT Plat shows a future easement for right-of-way to be 45' from the center line plus turn lanes per the <u>2010 CTP</u> . LCSB will record a public access easement at the time of site plan (acts the same as right-of-way dedication).	Sheet 2
<u>Gulick Mill Road Right-of-Way</u> - The CMPT Plat shows a future easement for right-of-way to be 25' from the center line per the <u>2010 CTP</u> . LCSB will record a public access easement at the time of site plan (acts the same as right-of-way dedication).	Sheet 2
<u>Site Access</u> - Primary access to the public school is proposed via a new full, unsignalized intersection from Sycolin Road, approximately 0.3 miles south of the Gulick Mill/Sycolin intersection. Staff advises LCSB that at the time of site plan expect to construct left- and right-turn lanes on Sycolin Road per the <u>2010 CTP</u> and this access must meet applicable VDOT minimum entrance standards. Also expect to demonstrate adequate sight distance at both proposed site entrances on Sycolin Road and Gulick Mill Road.	Sheet 1. Note 8 and Sheet 2.
<u>Sidewalks</u> - Per <u>2010 CTP</u> and <u>2003 Bike & Ped Plan</u> policy, LCPS will be constructing a 10-foot trail along the subject property's Sycolin Road frontage and a 6-foot sidewalk along the Gulick Mill Road frontage when they develop the site.	Sheet 2

<u>Bike Racks</u> - The performance standards for public schools require The Academies to install at least one bike rack with space to accommodate at least 10 bicycles. This will be required at the time of Site Plan.	Performance Standard
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E. PUBLIC UTILITIES/PUBLIC SAFETY

Analysis – There are no outstanding public utility or public safety issues. Public water and sanitary sewer are available for extension of existing Loudoun Water facilities to serve the school.

VI. ZONING ANALYSIS

Analysis – Staff has identified no outstanding zoning issues with this Commission Permit application. Staff advises the Applicant of the zoning topics in Table 5 below. The application is in general compliance with the requirements of the Revised 1993 Zoning Ordinance for the TR-10 zoning district. The property is zoned TR-10 (Transition Residential-10), AI (Airport Impact Overlay) District (within one mile of LDN 60 contour), and FOD (Floodplain Overlay District), and is administered under the Revised 1993 Zoning Ordinance.

Table 6. Zoning – Resolved/Non-Issues
<u>Permitted Use</u> – The proposed Public School is a permitted use in the TR-10 (Transitional Residential – 10) zoning district, subject to the additional regulations of Section 5-666. A Special Exception is not required. Therefore, if the Planning Commission approves the Commission Permit (CMPT), and the Board ratifies the CMPT, the next step in the review process would be for LCSB to submit a Site Plan to the County for administrative review.
<u>Building and Parking Setbacks from Roads</u> Sections 5-900 (A) (10) and 5-666(G)(1) – Along Sycolin Road, the CMPT plat shows the required minimum building setback of 75' and parking setback of 35'. Along Gulick Mill Road, the CMPT Plat shows the required minimum building setback of 50'.

VII. FINDINGS FOR APPROVAL

1. The general location, character, and extent of the proposed STEM school are in substantial accord with the Comprehensive Plan.
2. The general location, character, and extent of the proposed STEM school are in substantial accord with the land use policies of the Revised General Plan (RGP) (Transition Policy Area (Lower Sycolin Subarea)), which identify public schools as an appropriate non-residential use within the Transition Policy Area. The proposed use represents a visual and spatial transition from suburban to rural land uses and meets specific criteria that address the nature, scale and intensity of the use and design characteristics.

3. The application is in substantial accord with the 2010 Countywide Transportation Plan, which anticipates schools to be located within the Transition Policy Area along major roadways, such as Sycolin Road, a minor collector and planned major collector road, which can accommodate higher traffic volumes. The STEM school does not conflict with any existing or planned CTP roadways.
4. The application is in general compliance with the Revised 1993 Zoning Ordinance.

VIII. ATTACHMENTS		PAGE NUMBER
1	Review Agency Comments	
1a	Department of Planning and Zoning, Comprehensive Planning	A-1
1b	Department of Planning and Zoning, Zoning Administration	A-6
1c	Department of Transportation and Capital Infrastructure	A-8
2	Applicant's Statement of Justification	A-12
3	Applicant's Response to Referral Comments	A-20
4	CMPT Plat (04-10-15)	A-23
*This Staff Report with attachments (file name PCPH STAFF REPORT 05-19-15.PDF) can be viewed online on the Loudoun Online Land Applications System (LOLA) at www.loudoun.gov . Paper copies are also available in the Department of Planning and Zoning.		